



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Zoning Board of Adjustment

February 10, 2015

7:30pm @ Community Development Department

Agenda

1. Call to Order

2. Public Hearing

Lot 24-F-646, Case # 45-2014

Applicant/Owner – Scott Cabana/Karen Carberry

Location – 23 Ryan Farm Road

Zone – Rural

Variance from the following sections of the Zoning Ordinance is requested to allow construction of a new in ground pool:

Section 702, Appendix A-1 & 703 to allow the pool to be 19.5 ft. from the rear lot line where 30 ft. is required.

Lot 21-H-16C, Case # 2-2015

Applicant – William & Linda Flockton

Location – 2 Cheryl Road

Zone – Residence A, Cobbetts Pond and Canobie Lake Watershed Protection District

An equitable waiver has been requested from Section 702, Appendix A-1 & 703 of the Zoning Ordinance to permit an existing shed to remain 3 ft. from the side line & 2 ft. from the rear lot line, where 10 feet is required.

Lot 11-A-1400 & 11-A-1418, Case # 3-2015 (re-hearing)

Applicant - Karl Dubay, The Dubay Group, Inc.

Owner – Pliskin Family Revocable Trust, Robert & Doris Pliskin Trustees

Location – 15 Pilgrim Road

Zone – Rural

Variance from the following sections of the Zoning Ordinance is requested to allow an open space subdivision.

Section 611.6.3 to allow two (2) new lots off Chestnut Street to be 40,326 sq. ft. and 71,646 sq. ft. and one (1) lot with an existing house on Pilgrim Road to be 535,126 sq. ft. where 30,000 sq. ft. is the maximum permitted.

Section 611.6.4.3.1 to allow the 35 homes within the subdivision to have a front setback greater than the maximum allowed of 50 ft.

Lot 19-B-912, Case #4-2015

Applicant/Owner – Robert, Pamela and Wendy Lundquist/Snow Pond Farm LLC

Location: 2 Winter Street

Zone: Rural District

An Application to Appeal an Administrative Decision made on December 22, 2014 by Dick Gregory, ZBA/Code Enforcement Administrator, was submitted by the applicant/owner. The decision being appealed is that the applicant/owner was in violation of Sections 706.5.1, 706.5.1.5, and 706.6.1 of the Zoning Ordinance. The appeal is based on the claim that selective enforcement has taken place.

Lot 19-B-912, Case #5-2015

Applicant/Owner – Robert, Pamela and Wendy Lundquist/Snow Pond Farm LLC

Location: 2 Winter Street

Zone: Rural District

An Appeal of Administrative Decision made on December 31, 2014 by Dick Gregory, ZBA/Code Enforcement Administrator, was submitted by the applicant/owner. The decision being appealed is that the applicant/owner was in violation of Section 706.5.1.5 of the Zoning Ordinance. The appeal is based on the claim that verbal approval was provided for the placement of the sign and that the sign has been up for 8 years.

3. Review and Approval of the Draft Minutes of 1-13-2015**4. Adjournment**

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; open Monday – Friday, 8 AM – 4 PM.